

REQUEST

Current Zoning: R-3 AIR (single-family residential, airport noise overlay)
Proposed Zoning: I-2 AIR (general industrial, airport noise overlay)

LOCATION

Approximately 78.68 acres on the east side of Steele Creek Road, south of Byrum Drive and West Boulevard



SUMMARY OF PETITION

The petition proposes to redevelop property to allow all uses in the I-2 zoning district.

PROPERTY OWNER

City of Charlotte

PETITIONER

Charlotte Douglas International Airport

AGENT/REPRESENTATIVE

Stuart Hair

COMMUNITY MEETING

Meeting is not required.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** for a portion of the site as per the *Westside Strategic Plan* recommendation for office/business park/industrial land uses, and **inconsistent** with the institutional land use recommendation for the remaining portion of the site.

Rationale for Recommendation

- The proposed industrial use, while inconsistent with a portion of the site recommended for institutional uses, is consistent with the industrial development pattern in the area south of the Airport.
- The site is within an Industrial Activity Center, as per the Centers, Corridors and Wedges Growth Framework.

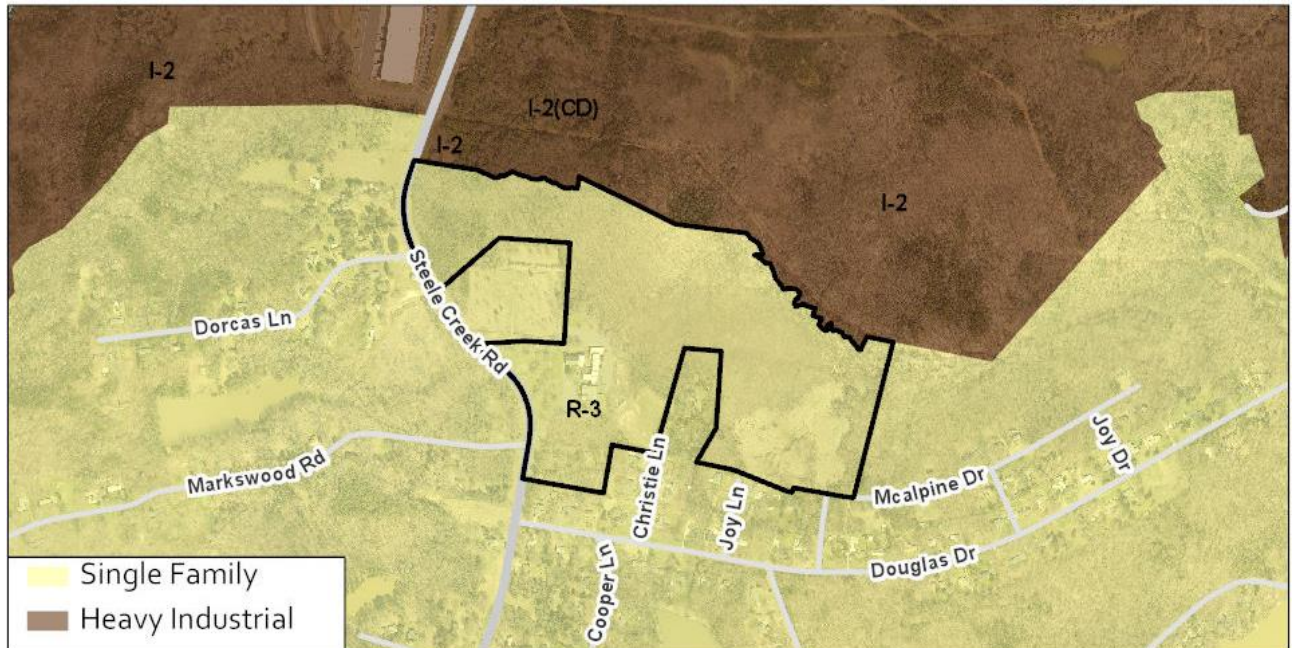
- The site is within the airport noise overlay, which lends to compatibility with industrial uses over residential uses in the area.
- The Steele Creek Presbyterian Church sanctuary building, and Cemetery are designated as a local historic property by the Charlotte-Mecklenburg County Historic Landmarks Commission. The approval of this petition will revise the adopted future land use recommended by the *Westside Strategic Plan* for a portion of the site from Institutional to Industrial use for the site.

PLANNING STAFF REVIEW

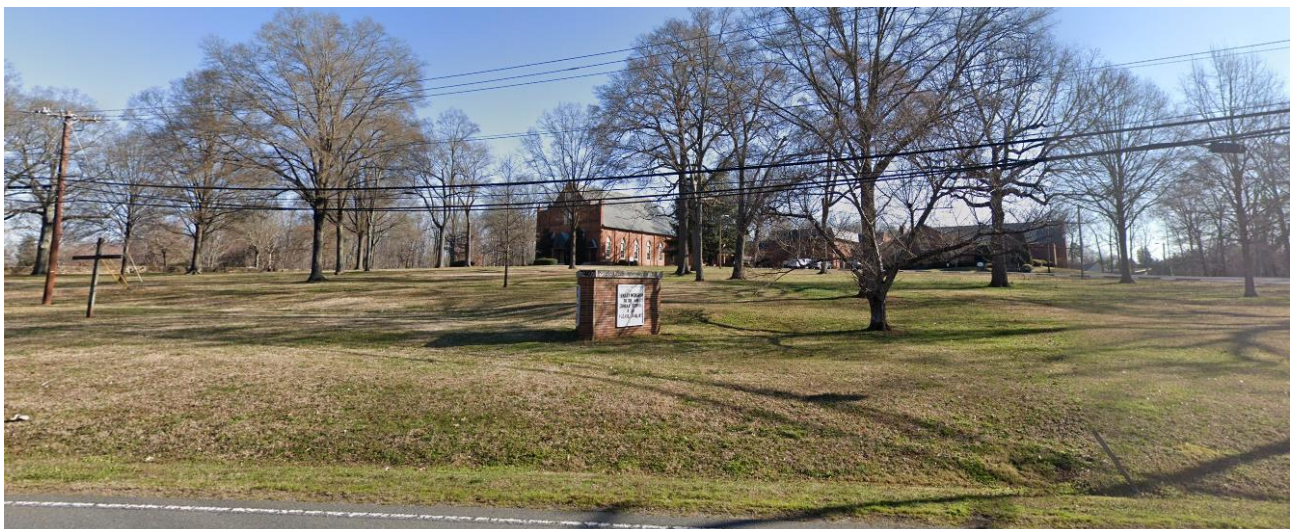
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations, and uses in the I-2 zoning district.

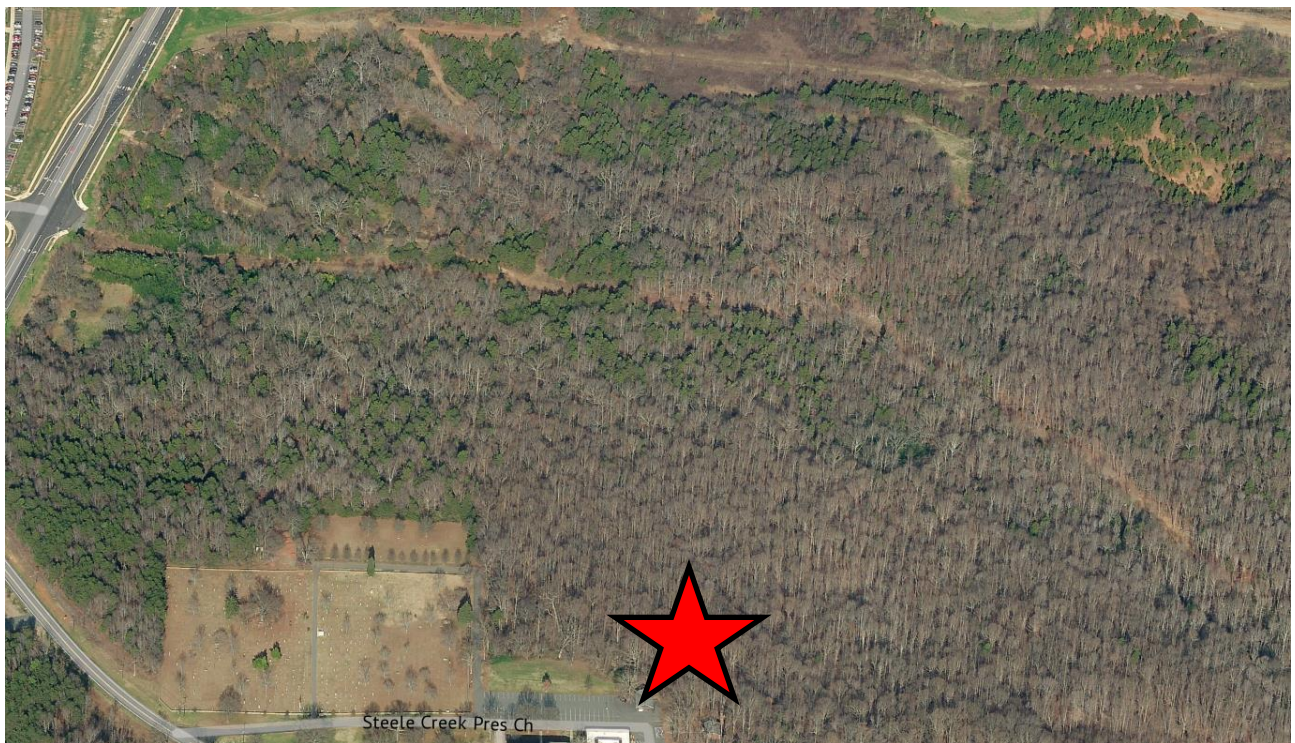
- **Existing Zoning and Land Use**



- The subject property is developed with a historic church structure and vacant land. The adjacent land uses include a cemetery, vacant land, and single family residential.



The subject property is developed with a historic church structure with surrounding vacant undeveloped land.



The properties to the north are undeveloped vacant land. The subject property is marked with a red star.



The properties to the south are developed with single family houses. The subject property is marked with a red star.

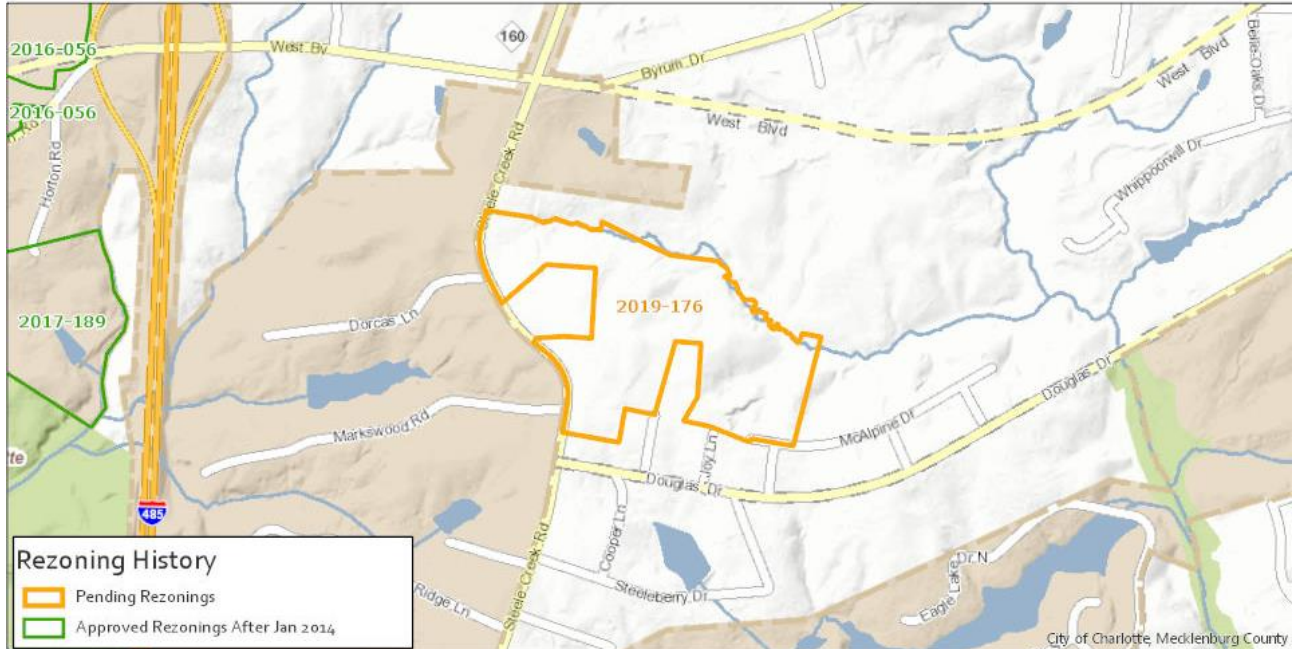


The properties to the east consist of undeveloped vacant land. The subject property is marked with a red star.



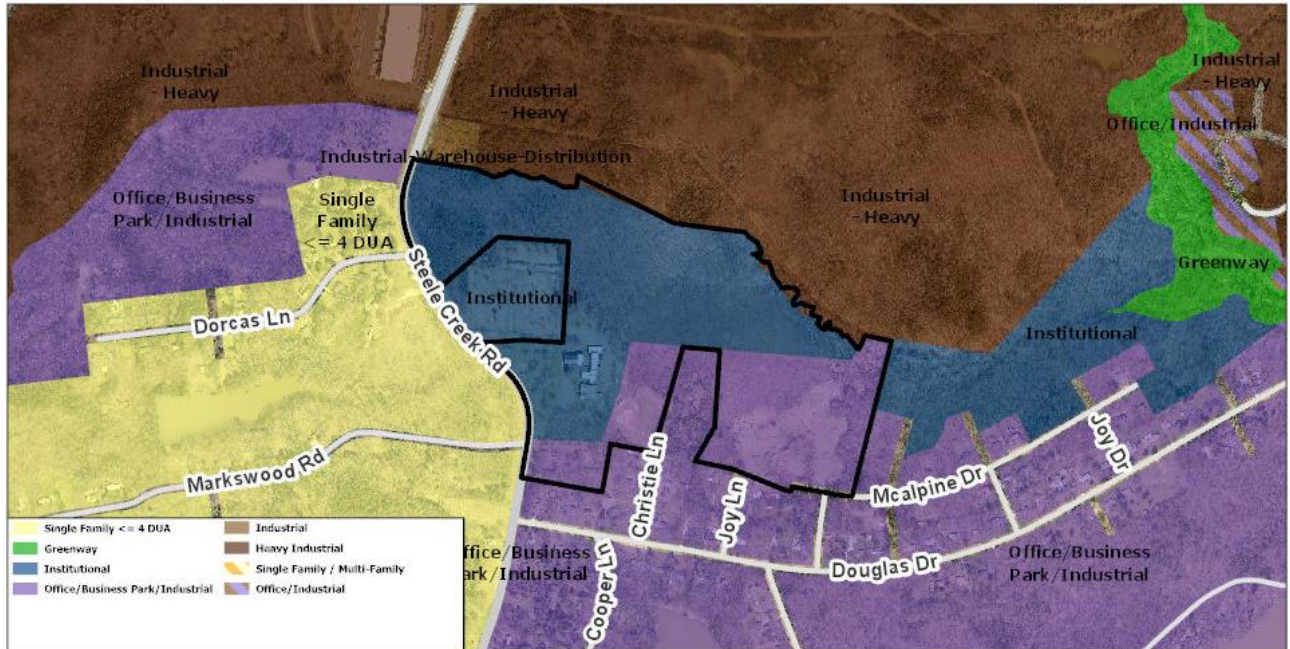
The properties to the west are developed with single family houses and vacant land.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-056	Rezoned site to MUDD-O (LLWPA) (mixed use development, optional, Lower Lake Wylie protected area), MUDD-O (LLWCA) (mixed use development, optional, Lower Lake Wylie critical area), MX-2 (INNOV) (LLWPA) (mixed use, innovative, Lower Lake Wylie protected area), and MX-2 (INNOV) (LLWCA) (mixed use, innovative, Lower Lake Wylie critical area), with five-year vested rights to allow up to 8,000,000 square feet of office; 500,000 square feet of retail, eating/drinking/entertainment establishments, and personal services; 1,000 hospitality (hotel) rooms; 2,350 multi-family units; 600 multi-family or single family attached units; 1,700 single family detached units; 200 continuing care retirement units; and supporting civic/institutional uses.	Approved
2017-189	Rezoned site to I-1(CD) AIR LLWPA (light industrial, Conditional, Airport Noise Disclosure Overlay, Lower Lake Wylie Protected Area) to allow up to 450,000 square feet of uses allowed in the I-1 (light industrial) district.	Approved

- **Public Plans and Policies**



- The *Westside Strategic Plan* (adopted 2000) recommends institutional land use for a portion of the site and office/business park/industrial land uses for the remaining portion.
- The site is located within the Shopton Road Industrial Activity Center, as per the *Centers, Corridors and Wedges Growth Framework*.

- **TRANSPORTATION SUMMARY**

- The site is located on a two lane major thoroughfare, and is part of the Charlotte-Douglas Airport Strategic Plan. During permitting CDOT will work with the petitioner (Charlotte-Douglas Airport) and subdivision to implement a street network to serve the site. Additionally, CDOT will work with petitioner to upgrade the streetscape along Steele Creek Road in accordance with city ordinance.

- **Active Projects**

- West Blvd Extension
This project will extend West Boulevard from I-485 to Dixie River Road, a 0.85 mile connection, and realign Garrison Road to intersect West Boulevard west of the I-485 intersection.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 500 trips per day (based on 51,720 SF church and 3000 SF daycare center).

Entitlement: 2,290 trips per day (based on 236 dwellings).

Proposed Zoning: 1,910 trips per day (based on 1,180,200 SF warehouse).

DEPARTMENT COMMENTS (see full department reports online)

Charlotte Area Transit System: No outstanding issues.

Charlotte Department of Housing and Neighborhood Services: No outstanding issues.

Charlotte Department of Solid Waste Services: See advisory comments at www.rezoning.org

- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Steele Creek Road.
- See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** See advisory comments at www.rezoning.org
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

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